

**ZONING BOARD OF APPEALS  
LAND USE REPORT – MARCH 12, 2014**

rm

**CASE NO:** BAC-20-14: 5706 Mansfield Road  
**APPLICANT:** DANIEL WILLIS  
**LAND OWNER:** Five Brothers Family, Inc.  
**LOCATION:** West side of Mansfield Road 269' north of Hollywood Avenue  
**ZONING:** Special Exception Use in a B-3 District  
**PROPOSED:** Multi-Purpose facility with the on-premise consumption of high alcoholic content beverages

District: F/Shyne  
District: 5/Bowman

**APPEAL**

**GENERAL INFORMATION:**

- The applicant is requesting a Special Exception Use in a B-3, Community Business District to permit a Multi-Purpose facility with on-premise consumption of high alcoholic content beverages
- This is an existing strip center with a variety of uses retail, barber, beauty shops and restaurants
- There is an existing approval for a multi-purpose facility adjacent to the proposed use
- C-12-12 approved this site for a multi-purpose facility without alcohol sales for a year only. That approval expired prior to any occupancy.
- Property to the north is I-1 and a small portion of R-1D
- To the east is B-2 and a small portion of R-1D
- To the south is B-2 and B-3
- The proposed hours of operation are from 11 am to 12 midnight.

**ZONING ADMINISTRATOR COMMENTS:**

- There is another Multi-Purpose facility next door. This could cause both noise and traffic problems.

**SITE PLAN CONSIDERATIONS:**

- Site plan shows 3.8066 acres or 165 815.496 square feet of property
- The existing structure totals approximately 44,630 sq. ft. ±
- 179 parking spaces are required; 224 spaces are shown on site plan which is 45 more than required.
- Existing solid screen fencing is shown abutting residential

**PUBLIC'S ASSESSMENT**

There was no opposition present.

**BOARD'S DECISION**

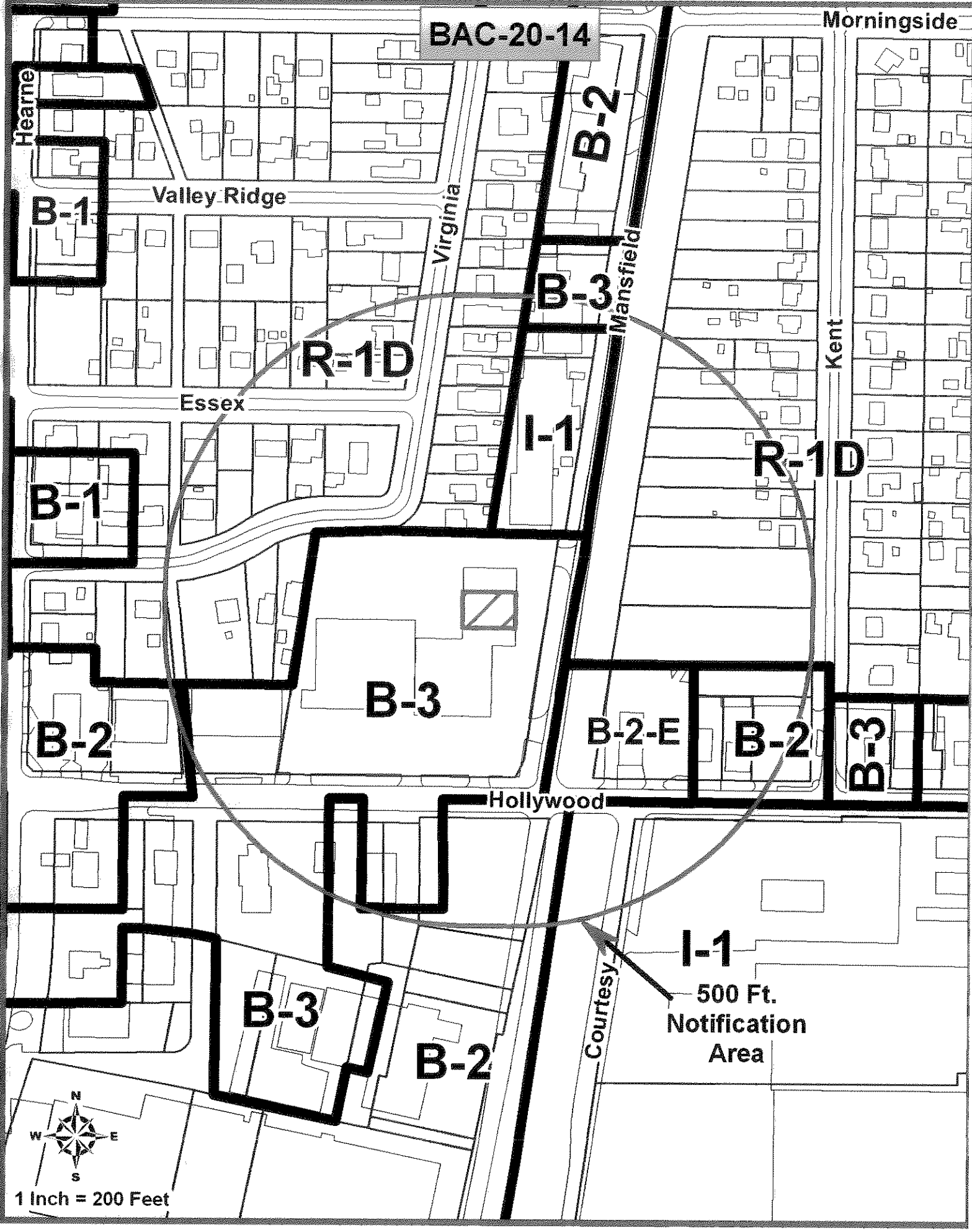
**The Board voted 7-0 to deny this application citing incompatibility with the neighborhood.**

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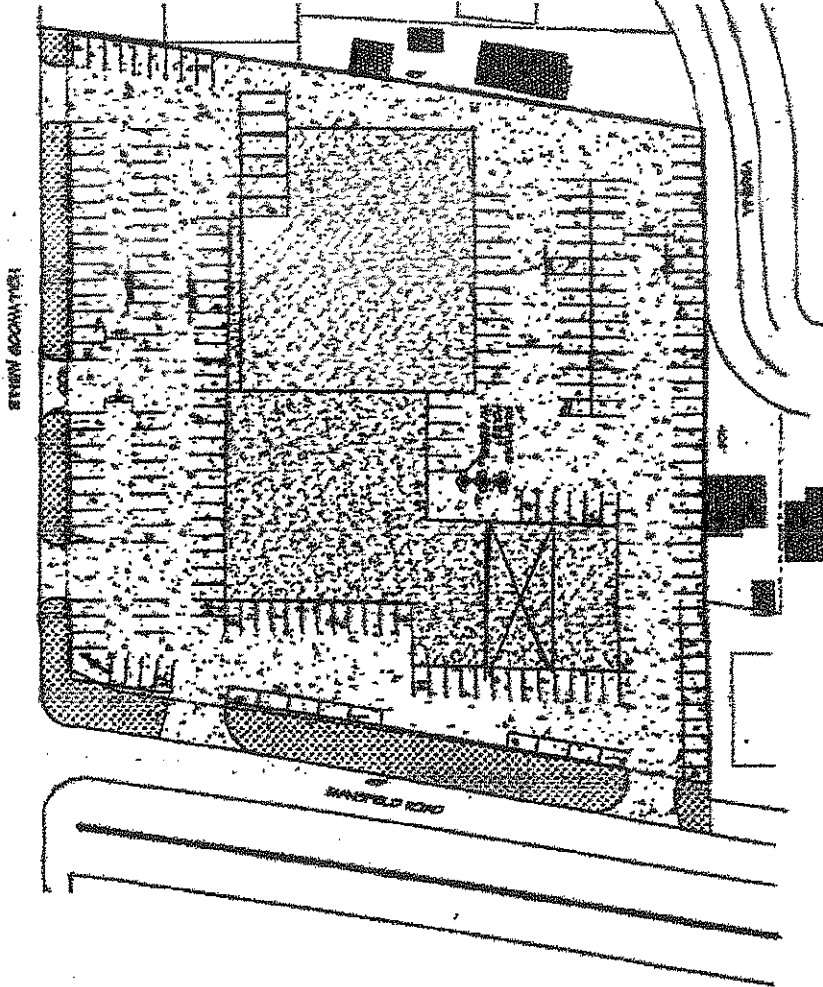
The information stated herein is the result of discussion by a staff review team. The Board members will use all information made available to them in making their decision.





A Zoning Board of Appeals approval is a use approval only. The applicant is still responsible for complying with all other applicable Zoning Ordinance requirements and obtaining all necessary permits and approvals from other departments or agencies. This shall include, but not be limited to the requirements of the Zoning Administrator, building permits, liquor licenses, the parish health unit, and Certificates of Occupancy.

Special Exception Use approvals expire within 1 year if the property is not developed for the approved use.



BOHLE 1/25 in 15 min



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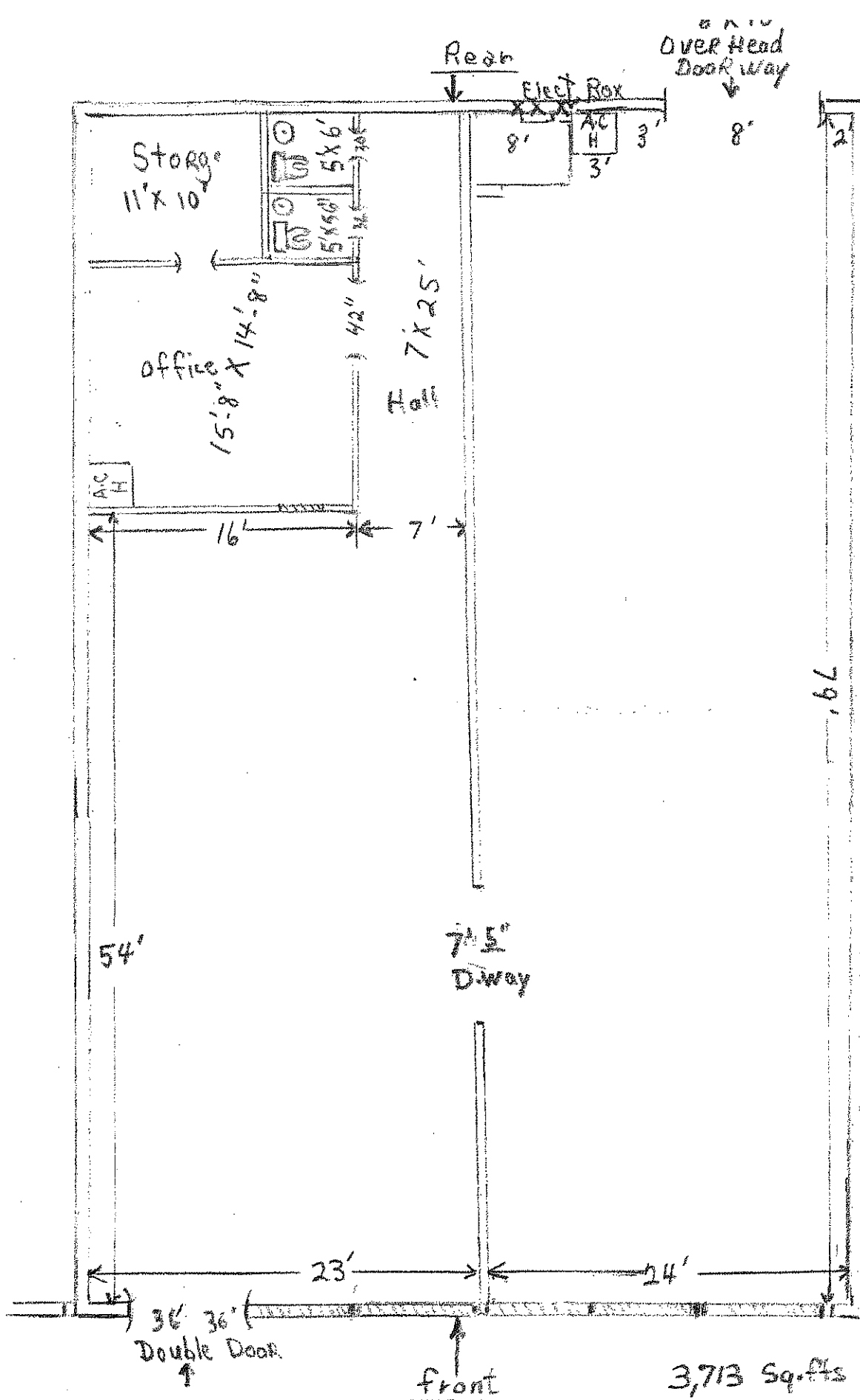
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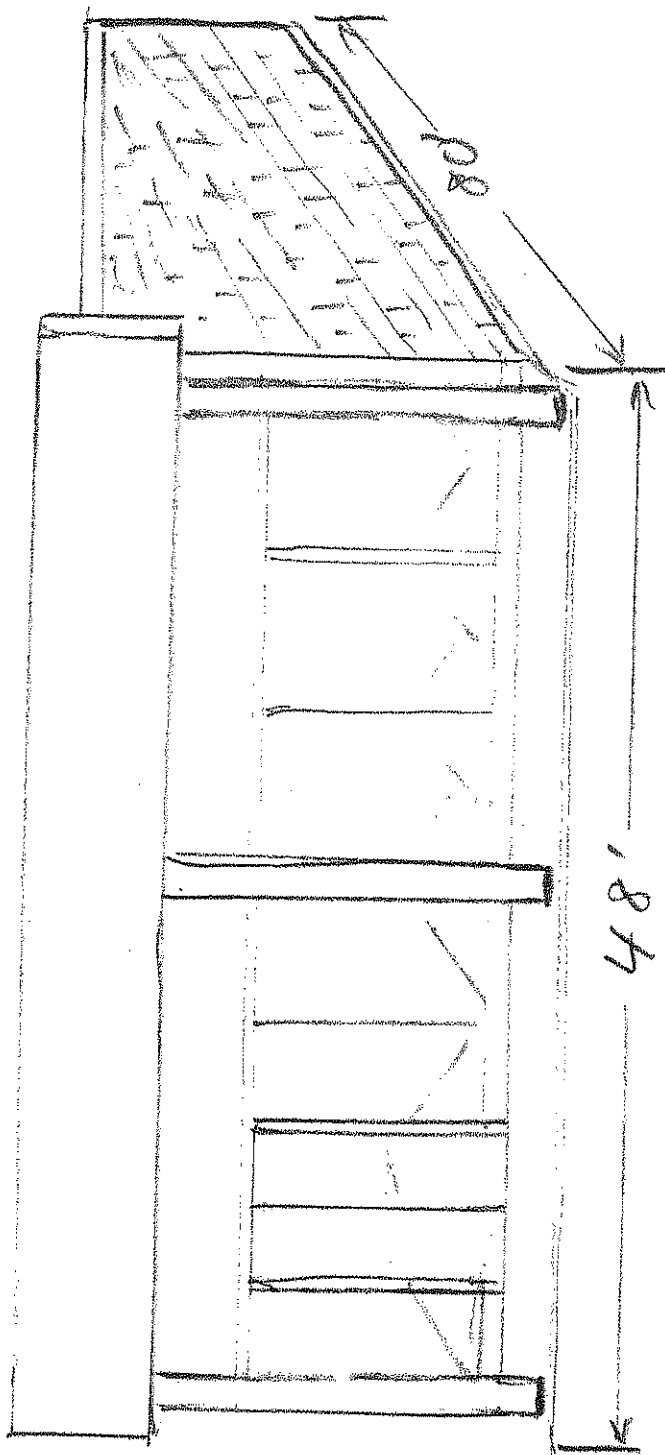
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BAC-20 - 14



Add: \_\_\_\_\_

BAC-20-'74



BAC-20-'14

APPLICATION:

☒ CITY CASE

☐ RUSH CASE

APPLICANT'S NAME:

Dameel Willis

PEOPLE REPRESENTED BY APPLICANT other than self or property owner (if public information).

5638 Sorrell Lakeshore Drive #114 Shreveport, LA 71111  
MAILING ADDRESS FOR ALL CORRESPONDENCE:

PHONE: 318-294-9934

(between 8:00 & 5:00)

ZIP CODE: 71119 FAX:

**SPECIAL EXCEPTION REQUEST:**

☐ Church Use ☐ Mobile Home ☐ Secondary Residential Structure  
☐ Package Liquor ☐ Package Beer ☐ Package wine & beer (high alcoholic content wine & beer)  
☐ Drive thru or pick up window ☐ Tavern (beer only) ☐ Lounge (high alcoholic content beverages)  
☐ \*Restaurant with Beer sales only ☐ \*Restaurant with Liquor & Beer sales

\*Please Note- Restaurant use requires that a minimum of 60% of total restaurant sales shall be from the sale of food with no more than 40% from the sale of alcohol and/or beer.

☒ Other Multipurpose Center with alcohol consumption

**VARIANCE REQUEST:**

☐ Front Yard ☐ Side Yard ☐ Rear Yard ☐ Site Area ☐ Parking ☐ Hours of Operation

☐ Other

EXISTING ZONING:

B-3

EXISTING USE:

PROPOSED USE:

Multipurpose Facility with alcohol

ADDRESS OF SITE:

5706 Old Mansfield Rd.

General block numbers will be sufficient for undeveloped property

ASSESSORS ACCOUNT NUMBER:

1714 H 15200 3200

LEGAL DESCRIPTION:

Found on tax notice - example: 171413-057-0047-00

Multipurpose Room with a size of 4000 sq ft

in a complex that is 44,630 sq ft that houses multiple businesses with 224 parking spaces.

See attached

NAME, ADDRESS, AND SIGNATURE OF ALL PROPERTY OWNERS: The property owner's signature is mandatory.  
ALL owners must sign. All property owners must sign unless one person has the power of attorney to sign for others and that power of attorney is submitted with the application. A managing partner in a corporation may sign and submit written authorization, or write "managing partner" by the signature. If in business name or corporation, list all persons owning 5% or more. Attach separate sheet if necessary.

Name

Address

Signature

Name

Address

Signature

Name

Address

Signature

Riad Musa  
595 Lemery Dr  
Shreveport, LA  
71115

3AC-20-1

**STATEMENT OF INTENT  
VARIANCES AND SPECIAL EXCEPTIONS**

APPLICANT'S NAME: Daniel Williams

REASON FOR EXCEPTION OR VARIANCE (be specific): I wish to provide  
Multipurpose facility to those that can't afford  
the cost of Hotels Meeting Space and Convention  
Center prices. This facility will be affordable to all.

SQUARE FEET OF PROPERTY: 44,630 sq ft. 800 C-12-12

SQUARE FEET OF STRUCTURE(S) 3569  
4200 sq ft

PARKING SPACES REQUIRED: 223 SPACES PROVIDED: 224

PLEASE STATE YOUR PROPOSED HOURS OF OPERATION 11:00am to 12:00am  
Multip Multiple hours  
(not necessary for residential uses)

THE FOLLOWING ARE THE TYPICAL HOURS OF OPERATION FOR COMMERCIAL USES

PLEASE NOTE: To operate beyond these hours, you will need to check "Hours of Operation" under "Variance Request" on the application page.

B-1	7AM to 7PM,
B-2 (within 300' of residential)	7AM to 10PM
B-2 (not within 300' of residential)	7AM to 12 midnight
B-3 hours	7AM to 12 midnight
SPI-3	7AM to 9PM

\*\*\* PLEASE ANSWER THE FOLLOWING ONLY IF IT APPLIES TO YOUR REQUEST \*\*\*

CHURCH USE REQUESTS: (Please note: each standard pew seat is 18" wide)

Length of pews in sanctuary \_\_\_\_\_ Total number of pews in sanctuary \_\_\_\_\_

Total number of seats in the sanctuary \_\_\_\_\_  
Please note: An interior floor plan showing total number of pews will be required. Your figures need to match the site plan submitted.

EXPANDED HOME OCCUPATION REQUESTS:

Square feet of building (or portion of residence) to be used \_\_\_\_\_

Number of employees, if any \_\_\_\_\_ Hours of operation \_\_\_\_\_

Is a sign requested? \_\_\_\_\_ Please state size: \_\_\_\_\_

SAC-20-14



The Council  
City of Shreveport

ARTHUR G. THOMPSON  
CLERK OF COUNCIL  
P.O. Box 31109  
SHREVEPORT, LA 71130

E-MAIL ADDRESS:  
Arthur.Thompson@shreveportla.gov  
PHONE: 318-673-5262  
FAX: 318-673-5270

March 26, 2014

Mr. Daniel Willis  
5638 South Lakeshore Drive, #114  
Shreveport, LA 71119

Subject: West side of Mansfield Road 269' north of Hollywood Avenue

Dear Mr. Willis:

Your appeal of the decision of the Shreveport Metropolitan Zoning Board of Appeals will be presented to the City Council at its regularly scheduled meeting at 3:00 p.m. on **Tuesday, April 8, 2014**. On that date (or some later date) the Council will either affirm, modify, reverse or remand the decision rendered in the above referenced case.

You are further advised that you (or any other interested party) may submit additional written comments summarizing your position. In order for written comments to become a part of the record and be considered by the Council, all written comments must be submitted to this office (Government Plaza, 4<sup>th</sup> Floor, 505 Travis Street, Shreveport, LA 71101) no later than 5:00 p.m. on **Wednesday, April 2, 2014**.

If you have any questions regarding this information, please contact the Council Office at 673-5262.

Sincerely,

Arthur G. Thompson  
Clerk of Council

AGT:mkr

Xc Corp. Russell Collins, SPD, 1234 Texas Street, Shreveport, LA 71101




# APPEAL

I Daniel Willis, feel the decision rendered by the board lacks merit. To be incompatible with the neighborhood, in my opinion would mean that there are no other businesses of the same nature, which it is obvious that this is not the case.

There is a night club (Pat and Jerry's) across Hollywood Avenue and an event hall (Still Dreaming) next to the building I hope to open. I expressed to the board that my only hope was to provide affordable accommodations for those who could not afford the Convention Center and other venues. To stop this from happening, for whatever reason outside of something the board can prove to be disruptive is unjust.

I hold my position as a citizen of Shreveport, Louisiana and the United States of America. I feel that it is my right to make a honest living in this city just like any other law abiding citizen. I render this appeal in the hopes that it would be considered without bias and in accord with my right to make a living as stated in the Bill of Rights (Amendment XIV section 1.)

Please consider all that I have mentioned and make a decision that helps everyone. I humbly submit this appeal in the hopes that this board reverses the previous decision. I pray this to be the case.

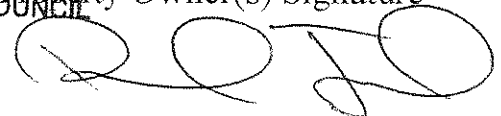
  
Appealer(s) Signature

RECEIVED

MAR 24 2014

SHREVEPORT CITY COUNCIL

Property Owner(s) Signature



318-572-4050

**CASE NO. BAC-18-14:** 8965 Mansfield

**SITHAV SOEUN**

Benjamin D. Tang

East side of Mansfield Road 200' NE of Southside Drive

Special Exception Use and variance in the hours of operation in a B-3 District

Package sale of wine (high alcoholic content) and beer operating from 5 a.m. to 12 midnight

**Representative and/or support:**

Ms. Sithav Soeun (9137 Mansfield Rd #100, Shreveport, LA 71118) No slip filled out

Mr. David Cox, Parish Commission Dist 10 (2633 Lyles Lane, Shreveport, LA)

There was no opposition present.

A motion was made by MR. WALTMAN, seconded by MR. HOLLAND to approve a Special Exception Use and a variance in the hours of operation to permit the package sale of wine (high alcoholic content) and beer and operating hours from 5 a.m. to 12 midnight, subject to compliance with the following stipulation:

1. Development of the property shall be in substantial accord with the site plan submitted with any significant changes or additions requiring further review and approval by the Zoning Board of Appeals.

**Note:** The 2 storage buildings on this property were not shown on the site plan which was approved, therefore, both buildings shall be removed from this site prior to the issuance of permits.

The motion was adopted by the following 7-0 vote: Ayes: Messrs. HOLLAND, STEWART, COOPER, WALTMAN, BERRY, BERGERON and Mrs. OSBORN. Nays: None. Absent: None.

**CASE NO. BAC-19-14:** 5340 – 5380 Jewella

**MORNING STAR MISSIONARY BAPTIST CHURCH**

Same

West side of Jewella Avenue, north and south of Tate Street

Special Exception Use and variances in parking and front yard setback in an R-1D, I-2 & B-2 District

Church use

**Representative and/or support:**

Pastor Theron Jackson (6001 Foxbrook Circle, Shreveport, LA 71129) No slip filled out

Mr. Andy Craig, Mohr & Assoc (6025 Buncombe Rd, Shreveport, LA 71129)

There was no opposition present.

A motion was made by MR. HOLLAND, seconded by MR. STEWART to approve the Special Exception Use and a variance of 10' in the front yard setback to permit church use, subject to compliance with the following stipulation:

1. Development of the property shall be in substantial accord with a revised site plan showing the elimination of the 9 head-in handicapped parking spaces and the cross walk on Tate St. This plan shall be submitted to and approved by the Planning Director. Any significant changes or additions shall require further review and approval by the Zoning Board of Appeals. No permits shall be issued until the revised site plan and/or replatting of lots has been approved by the MPC Director or the Zoning Board of Appeals.

The motion was adopted by the following 6-0 vote with one recusal: Ayes: Messrs. HOLLAND, STEWART, WALTMAN, BERRY, BERGERON and Mrs. OSBORN. Nays: None. Absent: None. Recusing: Mr. COOPER.

**CASE NO. BAC-20-14:** 5706 Mansfield

**DANIEL WILLIS**

Five Brothers Family, Inc.

West side of Mansfield Road 269' north of Hollywood Avenue

Special Exception Use in a B-3 District

Multi-Purpose facility with the on-premise consumption of high alcoholic content beverages

**Representative and/or support:**

Mr. Daniel Willis (5638 S Lakeshore Drive, Shreveport, LA 71119) No slip filled out

There was no opposition present.

**The Board requested information from Corp. Collins.**

Corp. Russell Collins, SPD (1234 Texas Street, Shreveport, LA 71101)

- SPD has had significant problems with this business. The applicant was warned by SPD that he needed appropriate approvals from the ZBA before operating. Four times the SPD has found fliers advertising illegal parties at this location.
- There have been 2 recent arrests, including the applicant, who was previously warned about having parties.
- On the north side of this lot, next to the fence, is a house. Any parking there would be adjacent to the neighborhood.
- There is a huge mud hole on the west side of the lot and there are also 18-wheelers parked on site.
- Some of the designated parking spaces are not accessible as they are actually in the loading zone.

- There is a smaller events business located next door. If this multi-purpose facility is approved and simultaneous events occur with the business next door, there will not be enough shared parking and the noise will be extremely disruptive to the neighborhood.
- It appears to the SPD that this business is being used more like a dance hall catering to teens.
- SPD always has concerns when they warn someone not to operate and that advice is disregarded – as it was here. It makes it hard to believe that any stipulations or agreements will be followed.

A motion was made by MR. WALTMAN, seconded by MR. COOPER to deny this application citing incompatibility with the neighborhood.

The motion was adopted by the following 7-0 vote: Ayes: Messrs. HOLLAND, STEWART, COOPER, WALTMAN, BERRY, BERGERON and Mrs. OSBORN. Nays: None. Absent: None.

**CASE NO. BAC-11-14:** Samuel

DELORES REED

Same

NE end of Samuel Street

Special Exception Use and variance in the size of a detached accessory structure in an R-2 District

Mobile home with an existing storage building

**Representative and/or support:**

Mr. Joe Costello (2740 Hillcrest, Shreveport, LA 71108) No slip filled out

There was no opposition present.

A motion was made by MR. WALTMAN, seconded by MR. BERGERON to deny this application citing problems with access and incompatibility with the neighborhood.

**(Discussion)**

- There is a large drainage ditch to be crossed to access the mobile home site. The City Engineer has already denied the applicant's request that the City pay to construct and maintain a bridge so his daughter can access the site for the proposed mobile home.

The motion was adopted by the following 7-0 vote: Ayes: Messrs. HOLLAND, STEWART, COOPER, WALTMAN, BERRY, BERGERON and Mrs. OSBORN. Nays: None. Absent: None.

**CASE NO. BAP-11-14:** 11043 Ivory

SHARON WILSON ALBERT

East side of Ivory Lane, 170' south of Delta Lane

Special Exception Use & variance in rear yard setback in an R-A District

Mobile home

**Representative and/or support:**

Mrs. Sharon Wilson Albert (11799 Lennox Road, Keithville, LA 71047) No slip filled out

There was no opposition present.

A motion was made by MR. BERGERON, seconded by MR. STEWART to approve a Special Exception Use to permit a mobile home, subject to compliance with the following stipulations:

1. Development of the property shall be in substantial accord with a revised site plan showing compliance with setback requirements. This plan shall be submitted to and approved by the Planning Director. Any significant changes or additions shall require further review and approval by the Zoning Board of Appeals. No permits shall be issued until the revised site plan and/or replatting of lots has been approved by the MPC Director or the Zoning Board of Appeals.
2. The lot shall be platted into a lot of record prior to the issuance of permits.

The motion was adopted by the following 7-0 vote: Ayes: Messrs. HOLLAND, STEWART, COOPER, WALTMAN, BERRY, BERGERON and Mrs. OSBORN. Nays: None. Absent: None.

**CASE NO. BAP-12-14:** Southern Loop

MATT ABRAMS

Jason Foster

South side of Southern Loop, 1,200' east of Wallace Lake Road

Special Exception Use in an R-A District

Church

**Representative and/or support:**

Mr. Matt Abrams, Architect (719 Common, Shreveport, LA 71101) No slip filled out

Pastor Jason Foster (588 Oneonta, Shreveport, LA 71106)

**Speaking in opposition:**

Mr. Richard M. John, Attorney (3646 Youree Drive, Shreveport, LA 71105) Representing the Cush Family Holdings & HWV Properties